

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: David M. Abramson, Planner III

SUBJECT: MSP 9-2-05 / 05-594 / Saddle Bridge / Generally located on the southside of Griffin Road between Southwest 76th Avenue and Southwest 78th Avenue.

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: MSP 9-2-05 / 05-594 / Saddle Bridge

REPORT IN BRIEF:

The subject site is approximately 16.011 acres in size and is located on the southside of Griffin Road between Southwest 76th and 78th Avenue. The subject site consists of an existing commercial building, two (2) single-family residences, landscape nursery, and vacant parcels. To the north of subject site is Griffin Road, to the east is Willow Grove a mixed-use development zoned Griffin Road Corridor, Gateway West - Zone 1, to the south are single-family residences zoned Griffin Road Corridor, Intersection Commercial Node / A-1, Agricultural District, and to the west is a CVS, vacant parcel, a Midas, and a Baers Furniture zoned Griffin Road Corridor, Intersection Commercial Node.

Commercial Building:

The petitioner is proposing a two-story commercial building approximately 23,306 sq. ft. located on the front (north) portion of the subject site that will face Griffin Road. The two-story commercial building proposes retail uses on the first floor and office uses on the second floor.

Residential Units:

The petitioner is proposing two (2) different styles of townhome units for this proposed master site plan. This design concept is mirrored across Southwest 76th Avenue at Willow Grove. The location of the townhome units are at the back (south) of the subject site. The petitioner is proposing ninety-nine (99) townhome units and recreation amenities. Out of the proposed ninety-nine (99) townhomes, thirty-six (36) are two-bedroom units and sixty-three (63) are three-bedroom units. The three-bedroom units are all three-stories in height.

The petitioner's site design utilizes the "Traditional Neighborhood Design" (TND) concepts to provide a pedestrian friendly environment including front porches and common areas. The front facades of the townhome units are designed to face Southwest 76th and 78th Avenue, Griffin Road, and an internal proposed lake. Pedestrian walkways are provided in front of each townhome unit which also connects to the office building and extends out to the sidewalks along Southwest 76th and 78th Avenue and Griffin Road. A twenty-two (22) and

twenty-five (25) foot wide road is provided between and throughout the mixed-use development to accommodate the vehicular traffic within the subject site.

On the Town of Davie Future Land Use Plan Map, the subject site is designate Commercial. In order for the petitioner to construct the subject site as a mixed-use development with residential uses, a request has been submitted to utilize the Flexibility Rule with the allocation ninety-nine (99) reserve units. Assignment of reserve units are subject to further rules and regulations in the Administrative Rules Document.

The petitioner's proposed architectural design theme attempts to meet the intent of the Griffin Road Corridor consisting of Florida Vernacular. The two-story office building incorporates Florida traditional architectural features, such as standing seam metal roof, shutters, light gage metal canopies, outlookers, and front balconies with decorative railings. The scale and mass of the office building is carefully calculated by breaking down the facades, utilizing contrasting building materials in different sections, such as smooth and textured stucco, glass, metal/canvas canopies, and Bahaman shutters. The overhead light gage metal canopies provide pedestrian protection from the sun and rain. And to create a focal point or point of entrance, a clock tower is proposed along the rear (southern) elevation of the building where patrons will park their vehicles and enter the building.

The petitioner's townhome units maintain the architectural integrity of the subject site by utilizing the same designs and building materials. Front facades with front glass door entrances are facing the public right-of-way and lake, while the one (1) car garages are designed towards the back of the townhome units facing internal roads. The townhome units are differentiated by a two-story and three-story units to provide interesting rooflines. The front elevation of the townhome units consist of balconies, while other design elements are located on both the front and back.

The petitioner proposes a segment color scheme that enforces the sense of human scale and provides visual rhythm on the facade. The color combination includes Colonial Brown, Silvered Pecan, and a Lemon Chiffon.

The petitioner proposes access to the subject site via two (2) openings along both the eastern and western boundary lines site parallel Southwest 76th and 78th Avenue. Additionally, there is an access point off Griffin Road through a 50' x 124' access easement. After vehicular traffic enters the subject site from Southwest 76th/78th Avenue and Griffin Road, it may maneuver thru two-way drive isles which lead to a roundabout located in the center of the development. This roundabout also delineates the commercial and residential uses on the subject site.

The Land Development Code requires (313) parking spaces based on square footages of both the commercial and residential uses. The petitioner is providing (332) parking spaces, including handicapped, garage, and driveway spaces.

The proposed mixed-use development can be considered compatible with both existing and allowable uses on and adjacent to the property. Furthermore, the proposed mixed-use

development is in harmony with the existing Willow Grove development to the east and future developments along the Griffin Road.

PREVIOUS ACTIONS: None

CONCURRENCES:

At the September 26, 2006 Site Plan Committee Meeting, Chair Breslau passed the gavel and made a motion, seconded by Mr. Engel, to approve subject to staff comments and the following additional comments: 1) regarding the bridge over the lake, the applicant will provide a detail of the bridge to add to the plans, that four column posts will be added, one in each corner of the bridge with post lighting to add lighting to the bridge, and the detail will include the stone as described at this meeting; 2) add lighting details to the plans as far as lighting fixtures for the community which had not been provided at this meeting; 3) on the office/retail/commercial building, revise the openings and roof design to increase the enclosure of both stairways and add additional Bahamas shutters for closures; 4) on the office/retail/commercial building the decorative roof brackets need to be coordinated in order to be consistent with the rendering; 5) on the residential units, correct the rendering to reflect that the doors on the street side near the garages are to match the plans which show the door in front and not on the side; 6) add a crosswalk between buildings five and eight; 7) on the commercial building, create a "sign band" area for all the retail spaces which will be accomplished by raising the canopy and addressing the scoring designs to provide for that; and 8) the developer would work with staff to come up with a development agreement similar to Willow Grove as to the timing and completion of the commercial structure. **(Motion carried 3-0, Mr. Aucamp and Ms. Aitken were absent)**

FISCAL IMPACT: N/A

RECOMMENDATION(S):

Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s):

Site Plan, Planning Report, Justification Letter, 1,000' Mail out Radius Map, Property Owners within 1,000' of the Subject Site, Public Participation Notice, Public Participation Sign-in Sheet, Public Participation Summaries, Public Participation Report, Future Land Use Plan Map, Aerial, Zoning, and Subject Site Map

EXHIBIT (A)**Application:** MSP 9-2-05 / 05-594 / Saddle Bridge**Original Report Date:** 9/18/06**Revision(s):**

TOWN OF DAVIE
Development Services Department
Planning & Zoning Division
Staff Report and Recommendation

Applicant Information

Owner/Petitioner:

Name: Centerline Homes, LLC
Address: 825 Coral Ridge Drive
City: Coral Springs, Florida 33071
Phone: (954) 344-8040

Background Information

Application Request: The petitioner requests Master Site Plan approval for ninety-nine (99) townhome units and a 23,306 sq. ft. commercial building

Location: Generally located on the southside of Griffin Road between Southwest 76th Avenue and Southwest 78th Avenue.

Future Land Use Plan Map: Commercial

Zoning: Griffin Road Corridor, Intersection Commercial Nodes ("Nodes")

Existing Use(s): Commercial Business, Two (2) Single Family Residences, Landscape Nursery, and Vacant Parcels

Parcel Size: 16.011 Acres (697,479 square feet)

| | <u>Surrounding Use(s):</u> | <u>Surrounding Land Use Plan Map Designation(s):</u> |
|---------------|---|---|
| North: | Griffin Road/C-11 Canal (S.F.W.M.D.) | Recreation / Open Space |
| South: | Single Family Residences | Residential (3 DU/AC), Residential (10 DU/AC) |
| East: | Landscape Nursery and Willow Grove Mixed Use Development | Residential (5 DU/AC), Commercial |
| West: | CVS, Vacant Parcel, Midas, and Baers | Commercial |

Surrounding Zoning(s):

North: N/A

South: Griffin Road Corridor, Intersection Commercial Nodes ("Nodes") and A-1, Agricultural District

East: Griffin Road Corridor, Gateway West – Zone 1

West: Griffin Road Corridor, Intersection Commercial Nodes ("Nodes")

Zoning History

Related Zoning History:

Ordinance No. 2000-007, approved by the Town of Davie Council, rezoned the subject site to the Griffin Road Corridor, Intersection Commercial Nodes ("University Drive Node") on February 2, 2000.

Concurrent Request on same property:

Flex Application (FX 9-1-05), The petitioner requests the approval of the Flexibility Rule allocating ninety-nine (99) residential reserve units within Flexibility Zone 102.

Plat Application (P 9-1-05), the petitioner requests plat approval to allow 99 town home units and 23,306 square feet of commercial use on the subject site.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-32.303(E)), Intersection Commercial Nodes (Nodes), within certain use zones, nodes permit concentrations of highway commercial type uses that cater to, and depend upon, large vehicular traffic volumes, which are not permitted outside of such nodes. The nodes are delineated on the Official Town of Davie Zoning Map. (1) University Drive Node: Located between University Drive and SW 76 Avenue within the West Gateway Zone.

Land Development Code Section (12-32.310), front building placement, a minimum setback of thirty (30) feet and maximum setback of forty (40) feet from the edge of right-of-way with a 40-foot landscape buffer or 30-foot landscape buffer and 10-foot sidewalk adjacent to the structure; or a build-to line of fifty (50) feet from the edge of right-of-way, incorporating a 20-foot landscape buffer abutting the Griffin Road Right-of-Way, a one-way front drive, parallel parking and a 10-foot sidewalk. Rear building placement, nonresidential structures abutting land zoned, land use plan designated or occupied for single-family residential use shall be set back at least fifty (50) feet from the rear property line for each fifteen (15) feet of building height, or fraction thereof.

Land Development Code (Section 12-32.305), Griffin Corridor Architectural Design Standards, serves as a guide to the character and style of all signage, lighting, fencing, site improvements and the exterior of residential, commercial, business, office and mixed use buildings.

Land Development Code, (Section 12-208(A)(8)), Requirements for off-street parking, One and one-half (1 1/2) spaces for one (1) bedroom unit; two (2) spaces for two (2) bedroom units; and two and one-half (2 1/2) spaces for three (3) bedrooms or more; plus one (1) guest space for each ten (10) units or part thereof; except as otherwise provided in section 12-82.

Land Development Code (Section 12-392), parking and traffic circulation, requires one (1) space for every 300 square feet of gross floor area of office uses. The minimum size of a parking stall is ten (10) feet by eighteen (18) feet with twenty-five (25) percent of the total parking stall number may be compact spaces.

Land Development Code (Section 12-32.313), Power lines, lighting, All power lines along Griffin Road and Davie Road shall be moved underground. The developer shall be responsible for installing street lights along Griffin Road to the town's specifications established specifically for the Griffin Road corridor.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 9. This Planning Area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 102.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Policy 7-1: The Town shall endeavor to expand its economic base through expansion of the commercial sector of its economy.

Future Land Use Plan, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Future Land Use Plan, Objective 18: Mixed Use Development: The Town shall continue to maintain land development regulations that accommodate mixed-use projects, planned developments and other types of non-traditional developments to promote a diverse, imaginative and innovative living and working environment.

Application Details

The petitioner's submission indicates the following:

1. *Site:* The subject site is approximately 16.011 acres in size and is located on the southside of Griffin Road between Southwest 76th and 78th Avenue. The subject site consists of an existing commercial building, two (2) single-family residences, landscape nursery, and vacant parcels. To the north of subject site is Griffin Road, to the east is Willow Grove a mixed-use development zoned Griffin Road Corridor, Gateway West – Zone 1, to the south are single-family residences zoned Griffin Road Corridor, Intersection Commercial Node / A-1, Agricultural District, and to the west is a CVS, vacant parcel, a Midas, and a Baers Furniture zoned Griffin Road Corridor, Intersection Commercial Node.

Commercial Building:

The petitioner is proposing a two-story commercial building approximately 23,306 sq. ft. located on the front (north) portion of the subject site that will face Griffin Road. The two-story commercial building proposes retail uses on the first floor and office uses on the second floor.

Residential Units:

The petitioner is proposing two (2) different styles of townhome units for this proposed master site plan. This design concept is mirrored across Southwest 76th Avenue at Willow Grove. The location of the townhome units are at the back (south) of the subject site. The petitioner is proposing ninety-nine (99) townhome units and recreation amenities. Out of the proposed ninety-nine (99) townhomes, thirty-six (36) are two-bedroom units and sixty-three (63) are three-bedroom units. The three-bedroom units are all three-stories in height.

The petitioner's site design utilizes the "Traditional Neighborhood Design" (TND) concepts to provide a pedestrian friendly environment including front porches and common areas. The front facades of the townhome units are designed to face Southwest 76th and 78th Avenue, Griffin Road, and an internal proposed lake. Pedestrian walkways are provided in front of each townhome unit which also connects to the office building and extends out to the sidewalks along Southwest 76th and 78th Avenue and Griffin Road. A twenty-two (22) and twenty-five (25) foot wide road is provided between and throughout the mixed-use development to accommodate the vehicular traffic within the subject site.

The petitioner's site design consists of decorative pavers at entrances and internal pedestrian intersections for esthetic and traffic calming purposes. The petitioner proposes on-site parallel parking along the main internal drives. There are two (2) mail kiosks for residences to pickup and drop mail off. Almost directly located in the center of the subject site, the petitioner proposes recreation amenities including a pool, cabana, and tot lot.

2. *Flex Rule / Reserve Units:* On the Town of Davie Future Land Use Plan Map, the subject site is designate Commercial. In order for the petitioner to construct the subject site as a mixed-use development with residential uses, a request has been submitted to utilize the Flexibility Rule with the allocation ninety-nine (99) reserve units. Assignment of reserve units are subject to further rules and regulations in the Administrative Rules Document.

3. *Architecture:* The petitioner's proposed architectural design theme attempts to meet the intent of the Griffin Road Corridor consisting of Florida Vernacular. The two-story office building incorporates Florida traditional architectural features, such as standing seam metal roof, shutters, light gage metal canopies, outlookers, and front balconies with decorative railings. The scale and mass of the office building is carefully calculated by breaking down the facades, utilizing contrasting building materials in different sections, such as smooth and textured stucco, glass, metal/canvas canopies, and Bahaman shutters. The overhead light gage metal canopies provide pedestrian protection from the sun and rain. And to create a focal point or point of entrance, a clock tower is proposed along the rear (southern) elevation of the building where patrons will park their vehicles and enter the building.

The petitioner's townhome units maintain the architectural integrity of the subject site by utilizing the same designs and building materials. Front facades with front glass door entrances are facing the public right-of-way and lake, while the one (1) car garages are designed towards the back of the townhome units facing internal roads. The townhome units are differentiated by a two-story and three-story units to provide interesting rooflines. The front elevation of the townhome units consist of balconies, while other design elements are located on both the front and back.

The petitioner proposes a segment color scheme that enforces the sense of human scale and provides visual rhythm on the facade. The color combination includes Colonial Brown, Silvered Pecan, and a Lemon Chiffon.

4. *Access and Parking:* The petitioner proposes access to the subject site via two (2) openings along both the eastern and western boundary lines site parallel Southwest 76th and 78th Avenue. Additionally, there is an access point off Griffin Road through a 50' x 124' access easement. After vehicular traffic enters the subject site from Southwest 76th/78th Avenue and Griffin Road, it may maneuver thru two-way drive isles which lead to a roundabout located in the center of the development. This roundabout also delineates the commercial and residential uses on the subject site.

The Land Development Code requires (313) parking spaces based on square footages of both the commercial and residential uses. The petitioner is providing (332) parking spaces, including handicapped, garage, and driveway spaces.

5. *Lighting:* All light poles and fixtures meet the Griffin Corridor Architectural Design Manual requirements. Additionally, according to the Land Development Code, § 12-32.313, the developer shall be responsible for the expense of placing utility lines underground for the entire length of their property adjacent to Griffin Road.
6. *Signage:* Signage is not part of this master site plan application. All signs shall meet code prior to the issuance of a building permit, unless Town Council subsequently approves a variance application.

7. *Landscaping:* The petitioner's master site plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code, Griffin Road Corridor. The master plan indicates that Sabal Palmetto, Lantana Camara, Liex Cassine, Quercus Virginiana, Tripsacum Dactyloides, Chrysobalanus Icaco, Conocarpus, Cassia Surattensis, and Myrsine Guianensis are proposed along Griffin Road. All plant material within the required twenty-five (25) by twenty-five (25) foot site triangle shall be a maximum of thirty-six (36) inches in height. All trees on site are maintaining a minimum of 15' from light poles. Furthermore, the dumpster and loading area shall be screened with thirty-six (36) inch high planting material.
 8. *Drainage:* The subject site lies within Central Broward Drainage District. Approval from Central Broward Drainage District shall be obtained prior to issuance of any site development permit.
 9. *Compatibility:* The proposed mixed-use development can be considered compatible with both existing and allowable uses on and adjacent to the property. Furthermore, the proposed mixed-use development is in harmony with the existing Willow Grove development to the east and future developments along the Griffin Road.
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Significant Development Review Agency Comments

The following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning Division:

1. As per § 12-32.318, dumpster enclosure should be designed into the rear of the building and shall be completely screened by landscape on three sides and shall be inconspicuous except when viewed from the front of the enclosure. (This shall remain as a development review agency comment in the staff report – 8/23/06)
2. Staff requests that petitioner include an optional plan for the entrance design at the 50' x 124' access easement if Griffin 78 Plat is not developed. This opening shall be reviewed by the Town's Development Review Committee.

Engineering Division:

1. Provide roadway and drainage improvements at SW 78th Avenue and SW 76th Avenue improvements must be shown on the site plan (Reconstruction of SW 76th Avenue and SW 78th Avenue needs to meet Town of Davie Engineering standards as applicable. Provide a notation on site plan.)
 2. Provide a minimum separation of 6 ft between the edge of pavement and the guard rail along SW 76th Avenue. Revise cross-section detail "B – B" on sheet SE3 of 3.
 3. Provide cross-section for SW 48th Street.
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Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public on October 17, 2005 at the Old Davie School House and November 15, 2005 at the Town of Davie Community Room. Attached is the petitioner's Citizen Participation Report.

Staff Analysis

The petitioner's proposed design of the mixed-use master site plan meets the intent of the existing zoning, Griffin Road Corridor, Intersection Commercial Nodes ("Nodes"). Additionally, it is consistent with the Comprehensive Plan and Land Development Code Griffin Road Corridor as it relates to access, location, size, and use. Development of the subject site as proposed does not exceed what was anticipated along this redevelopment corridor.

Findings of Fact

Staff finds that petitioner's proposed master site plan is consistent with the general purpose and intent of the Griffin Road Corridor, Intersection Commercial Nodes ("Nodes"). This zoning district contains an overlay set of land development codes and design guidelines. The petitioner's master site plan proposal successfully reflects elements required by the existing design guidelines in terms of site design, circulation, setbacks and buffering, and parking requirements.

Furthermore, staff finds that the master site plan meets the intent of the Griffin Road Corridor. This master site plan will improve existing living and working environments, as well as, create a showcase corridor along Griffin Road.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. The following recommendations are requested to be met prior to final site plan approval:

1. Staff recommends grouping the air condition units or finding another location other than the front of each unit.
-

Site Plan Committee Recommendation

At the September 26, 2006 Site Plan Committee Meeting, Chair Breslau passed the gavel and made a motion, seconded by Mr. Engel, to approve subject to staff comments and the following additional comments: 1) regarding the bridge over the lake, the applicant will provide a detail of the bridge to add to the plans, that four column posts will be added, one in each corner of the bridge with post lighting to add lighting to the bridge, and the detail will include the stone as described at this meeting; 2) add lighting details to the plans as far as lighting fixtures for the community which had not been provided at this meeting; 3) on the

office/retail/commercial building, revise the openings and roof design to increase the enclosure of both stairways and add additional Bahamas shutters for closures; 4) on the office/retail/commercial building the decorative roof brackets need to be coordinated in order to be consistent with the rendering; 5) on the residential units, correct the rendering to reflect that the doors on the street side near the garages are to match the plans which show the door in front and not on the side; 6) add a crosswalk between buildings five and eight; 7) on the commercial building, create a "sign band" area for all the retail spaces which will be accomplished by raising the canopy and addressing the scoring designs to provide for that; and 8) the developer would work with staff to come up with a development agreement similar to Willow Grove as to the timing and completion of the commercial structure. **(Motion carried 3-0, Mr. Aucamp and Ms. Aitken were absent)**

Town Council Action

Exhibits

1. Justification Letter
2. 1,000' Mail out Radius Map
3. Property Owners within 1,000' of the Subject Site
4. Public Participation Notice
5. Public Participation Sign-in Sheet
6. Public Participation Summaries
7. Public Participation Report
8. Future Land Use Plan Map
9. Aerial, Zoning, and Subject Site Map

Prepared by: _____

Reviewed by: _____

File Location:

\\ns_th_01\Town_Hall\Develop_Service\P&Z\David Abramson\Applications\MSP_Master Site Plan\MSP_05\MSP 9-2-05 Saddle Bridge



Julian Bryan & Associates, Inc.
Land Development Consultants

Saddle Bridge A Mixed-Use Development

Rezoning Justification (Griffin Corridor District – West Gateway Zone)

As set forth in Chapter 12, Sec. 12-307, of the Davie Land Development Code, the following is justification for the rezoning request. This request will seek to obtain 99 residential flex/reserve units.

1. The proposed change is consistent with the Comprehensive Plan and more particularly with the Griffin Road Corridor Plan wherein mixed uses are required. This proposal includes both retain and residential components.
2. The change will be consistent with adjacent and nearby zoning districts and land uses.
3. The subject property is largely vacant except for a small business located in the Northeast corner. The proposal therefore will not be influenced by existing site conditions nor development.
4. An existing canal and proposed landscape buffers will create an orderly transition to the existing residential areas to the South. The tract fronts on Griffin Road, as well as, SW 76th Avenue and SW 78th Avenue to the East and West respectively.
5. The Griffin Road Corridor plan anticipates increased traffic, but placed it on the East-West corridor where the road improvements allow for it. This mixed use plan will provide for interior connectivity for vehicular and pedestrian travel.
6. If anything, property values in the area will be increased with new construction. Architectural designs and extensive landscaping will further the implementation of the corridor as envisioned by the Town of Davie.
7. Existing regulation (Griffin Corridor District) will ensure a consistency of design and uses in the area. This change will further "legitimize" the vision and forethought given by the Town of Davie in the creation of this corridor district.
8. No special privilege will be granted as a result of this request. It is completely consistent with the West Gateway Zone of the Griffin Corridor District.
9. The existing zoning would be an underutilization of the property and inconsistent with the Corridor District Plan.
10. The proposal follow accepted long range planning practices, comprehensive plan guidelines and proper land use planning. Each of these where considerations of the Town's vision for the Corridor.

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P.O. Box 810144 • Boca Raton, Florida 33481 • 561.391.7871 • Fax.561.391.3805

Exhibit 2 (1,000' Mail out Radius Map)

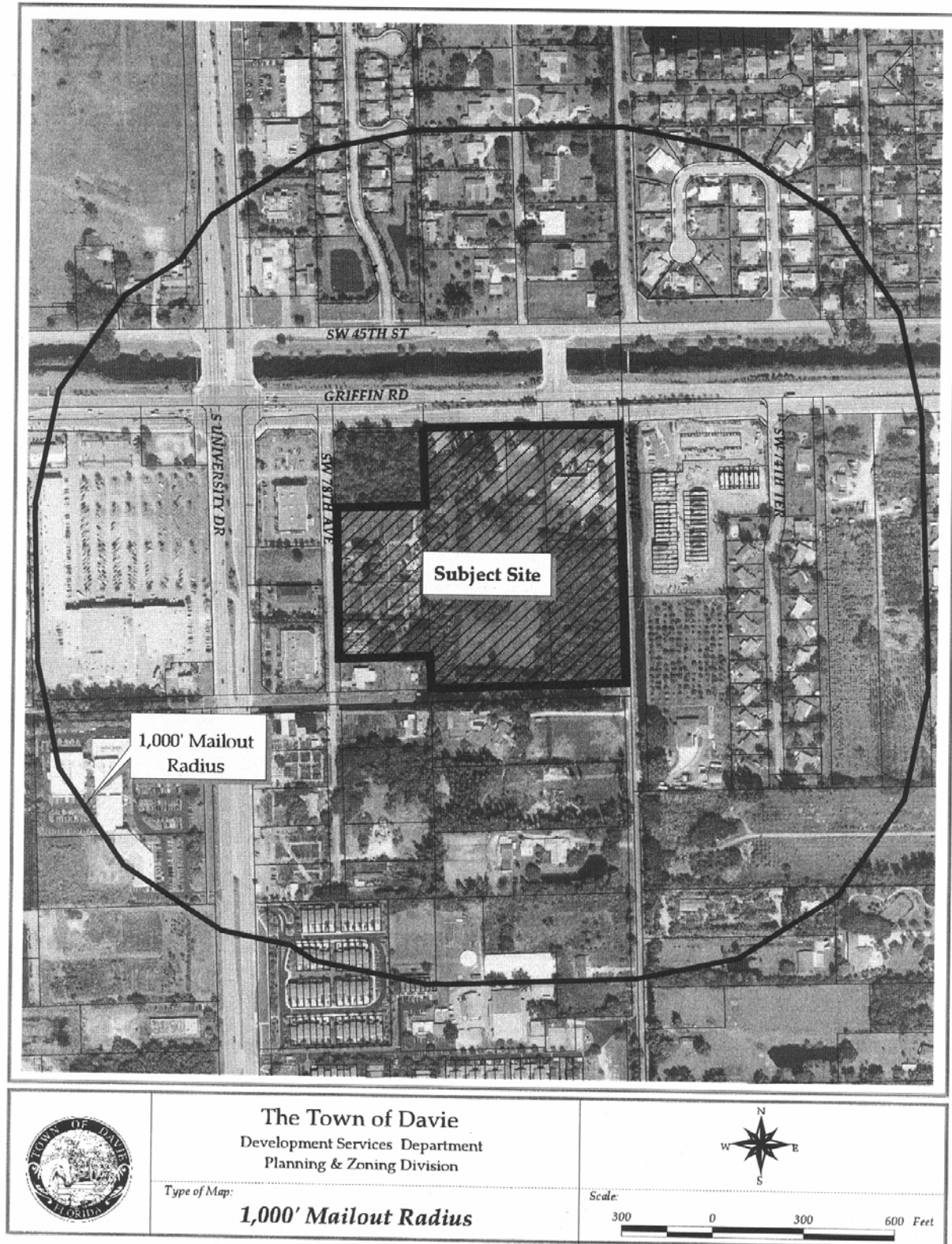


Exhibit 3 (Property Owners within 1,000' of Subject Site)

MSP 9-2-05 FX 9-1-05

| FOLIO | NAME, LINE | ADDRESS, LI | ADDRESS, 1 |
|--------------|---------------------------------|----------------------------|------------------------------|
| 504128070010 | 4400 SOUTH INC | 4400 S UNIVERSITY DR | DAVIE FL 33328 |
| 504128150010 | 4400 SOUTH INC | 4400 S UNIVERSITY DR | DAVIE FL 33328 |
| 504128010370 | ALAMO PETROLEUM CONTRACTORS INC | 4620 SW 76TH AVE | DAVIE FL 33328-3802 |
| 504127390310 | ALFONSO, CARIE ROSE | 3040 SW 19 ST | MIAMI FL 33145 |
| 504127390140 | ALL BRIGHT, ANITA L | 4625 SW 75 WAY | DAVIE FL 33314 |
| 504128210010 | AMOCO OIL CO | PO BOX 1548 | WARRENVILLE IL 60555 |
| 504127390280 | ANTEAU, KATHY J & | 4622 SW 75 WAY | DAVIE FL 33314 |
| 504133110010 | ATRILUM CENTRE LLC | 5301 N FEDERAL HWY STE 190 | BOCA RATON FL 33487 |
| 504133110020 | ATRILUM CENTRE LLC | 5301 N FEDERAL HWY STE 190 | BOCA RATON FL 33487 |
| 504127390170 | AYALA, SANDRA | 4669 SW 75 WAY #103 | DAVIE FL 33314 |
| 504128340010 | B & R DEVELOPMENT LLC | 3649 SPANISH OAK POINT | DAVIE FL 33328 |
| 504128180010 | BAERS FURNITURE CO INC | 1589 NW 12TH AVE | POMPANO BEACH FL 33069-1730 |
| 504133290190 | BAIG, FAHEEM & | 7722 N SOUTHWOOD CIR | DAVIE FL 33328 |
| 504133390080 | BAILEY, VICTORIA ELIZABETH & | 3104 WEBSTER ST | MOUNT RAINIER MD 20712 |
| 504127140070 | BAMFORD, VALERIE R | 4701 SW 74 TER | DAVIE FL 33314-4129 |
| 504128240030 | BATEMAN, GORDON K & BARBARA A | 4341 SW 78 DR | DAVIE FL 33328 |
| 504133290140 | BATISTA, HAROLD J | 7892 N SOUTHWOOD CIR | DAVIE FL 33328 |
| 504133290170 | BECKRAFT, BRENT E | 7782 N SOUTHWOOD CIR | DAVIE FL 33328 |
| 504133290230 | BERRIGAN, NANCY | 7951 S SOUTHWOOD CIR | DAVIE FL 33328 |
| 504128010215 | BP PRODUCTS NORTH AMERICA INC | PO BOX 1548 | WARRENVILLE IL 60555 |
| 504133080980 | BRITO, JIMMY | 4938 S UNIVERSITY DR | DAVIE FL 33328-3824 |
| 504128010214 | BROWARD COUNTY | 115 S ANDREWS AVE | FT LAUDERDALE, FL 33301-1801 |
| 504127320100 | BUCCI, PATRICK J | 4345 SW 74 TERR | DAVIE FL 33314 |
| 504127320180 | BUCCI, PATRICK J | 4345 SW 74 TER | DAVIE FL 33328-3121 |
| 504128240050 | CAMPBELL, JAY R | 7775 SW 43 CT | DAVIE FL 33328 |
| 504133290290 | CARMONA, JENNIFER L | 7751 SOUTHWOOD CIR | DAVIE FL 33314-3020 |
| 504127320130 | CASSIDY, SHAWN M & CHERYL L | 4420 SW 74 WAY | CORAL SPRINGS FL 33071 |
| 504128010371 | CENTERLINE HOMES ENTERPRISES | 825 CORAL RIDGE DR | CORAL SPRINGS FL 33071 |
| 504128010380 | CENTERLINE HOMES ENTERPRISES | 825 CORAL RIDGE DR | CORAL SPRINGS FL 33071 |
| 504127370020 | CENTERLINE OFFICE AT DAVIE LLC | 825 CORAL RIDGE DR | CORAL SPRINGS FL 33071 |
| 504128240320 | CENTRAL BRO WATER CONTROL DIST | 8020 STIRLING RD | DAVIE FL 33024-8202 |
| 504128240310 | CENTRAL BRO WATER CONTROL DIST | 8020 STIRLING RD | DAVIE FL 33024-8202 |
| 504127320110 | CHANCELLOR SHOPPING CTR INC | 11601 BISCAYNE BLVD #201 | MIAMI FL 33181 |
| 504127390080 | CHANG, WINNIE KOK-WEAY & | 2828 POINCIANA CIR | COOPER CITY FL 33026 |
| 504127320190 | CLOUGH, DIANE | 4401 SW 74 TER | DAVIE FL 33314 |
| 504133080950 | COHEN, ADAM & | 4932 S UNIVERSITY DR | DAVIE FL 33328 |
| 504127140220 | COHEN, BARRY | 401 MEADOW RD | DURANGO CO 81301 |
| 504127320020 | COHEN, JARREDS | 4400 SW 74 TER | DAVIE FL 33314-3046 |
| 504133290270 | COHN, ADAM D | 7831 S SOUTHWOOD CIR | DAVIE FL 33328 |
| 504127140100 | COLLINS, JUDITH MADISON 1/2 INT | 4761 SW 74TH TER | DAVIE FL 33314-4129 |

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|--------------|-----------------------------------|----------------------------|--------------------------|
| 504128010372 | COLONNADE AT UNIVERSITY LLC | 5400 S UNIVERSITY DR #101 | FORT LAUDERDALE FL 33328 |
| 504128010174 | COSNER, C & LINDA D | 4451 SW 77TH AVE | DAVIE FL 33328-3108 |
| 504133290250 | COTTOM, MICHAEL V & YOMARIE | 7891 S SOUTHWOOD CIR | DAVIE FL 33328 |
| 504127320140 | D'ANDREA, CHARLES N JR | 4400 SW 74 WAY | DAVIE FL 33314-3020 |
| 504127390190 | DANIELLE CATHY DAVIS & | 4241 HENDRICKS ISLE #11 | FT LAUDERDALE FL 33301 |
| 504127390180 | DANIEL S TRAVIS | 4665 SW 75 WAY #104 BLDG 3 | DAVIE FL 33314 |
| 504128240030 | DANIELSON, LEE K 1/2 INT | 4312 SW 78 DR | DAVIE FL 33328-3112 |
| 504127020260 | DANIEL ROSA MARIA | 4490 SW 74 AVE | DAVIE FL 33314-3027 |
| 504127390230 | DAVIS, TREVOR & | 1590 SW 190 AVE | HOLLYWOOD FL 33029 |
| 504127320060 | DEBELASO, LUCILLE M 1/2 INT | 7440 SW 43 CT | DAVIE FL 33314 |
| 504133080970 | DEACONCO, ALBERT | 4936 S UNIVERSITY DR | DAVIE FL 33328-3824 |
| 504134010920 | DELLUTRI, SALVATORE & MARIA ELENA | 5075 SW 73 AVE | DAVIE FL 33314-4801 |
| 504127320010 | DEMPSSEY, SCOTT ANDREW | 4420 SW 74 TER | DAVIE FL 33314-3046 |
| 504127390410 | DENGLER, DOUGLAS J & | 6030 SW 8 ST | PLANTATION FL 33317 |
| 504127390410 | DEYBACH, JOEL | 7124 CHESAPEAKE CIRCLE | BOYNTON BEACH FL 33436 |
| 504127390390 | DINON, THOMAS SR & | 7346 WILLOW GROVE PL | DAVIE FL 33314 |
| 504128120010 | IDL GRIT LIMITED PARTNERSHIP | 3241 PENNOCK POINT ROAD | JUPITER FL 33458-3409 |
| 504127390290 | DURAND, JEAN AUGUSTIN & | 4626 SW 75 WAY | DAVIE FL 33314 |
| 504127320170 | ECCLES, RIDHA & | 4325 SW 74 TER | DAVIE FL 33314-3016 |
| 504127140050 | EDWARDS, PAULINE L | 4671 SW 74TH TER | DAVIE FL 33314-4127 |
| 504127390350 | ELKMAN, RICHARD & CYNTHIA | 16292 BRISTOL POINTE DR | DELRAY BEACH FL 33446 |
| 504133290110 | ENGELMANN, ANDREW V 1/2 INT | 7603 N SOUTHWOOD CIR | DAVIE FL 33328 |
| 504127390300 | ESCLASANS, SUSANA & | 5286 SW 34 WAY | FORT LAUDERDALE FL 33312 |
| 504128010175 | ESCOBAR, NOEL E & JOYCE E | 4420 SW 77TH AVE | DAVIE FL 33328-3109 |
| 504127140190 | ESTRADA, ROBERT M | 4640 SW 74TH TER | DAVIE FL 33314-4128 |
| 504127390050 | FAVEROLA, GABRIELA G & | 8325 S LAKE FOREST DR | DAVIE FL 33328 |
| 504127320070 | FERRIGNO, RONALD | 7450 SW 43 CT | DAVIE FL 33314-3022 |
| 504127390130 | FLORENZO, MICHAEL J | 9010 SW 53 ST | DAVIE FL 33328 |
| 504133290210 | GAMBA, JESUS M 1/2 INT EA | 7662 N SOUTHWOOD CIR | COOPER CITY FL 33328 |
| 504127390020 | GAO, HANG | 7923 N SOUTHWOOD CIR | DAVIE FL 33328 |
| 504127390370 | GARAY, MARY A | 11034 ROSE HILL DR | DAVIE FL 33328 |
| 504133290100 | GETEJANC, MARIA | 7633 N SOUTHWOOD CIR | CLERMONT FL 34711 |
| 504133290280 | GIASSMAN, CHAD B | 7781 S SOUTHWOOD CIR | DAVIE FL 33328 |
| 504127140020 | GLENN, RONALD E | 4621 SW 74TH TER | DAVIE FL 33314-4127 |
| 504128010173 | GOODE, ROBERT L & YVETTE | 4450 SW 77TH AVE | DAVIE FL 33328-3109 |
| 504127390160 | GRIFFITH, VICKI | 4673 SW 75 WAY | DAVIE FL 33314 |
| 504127390100 | HARAL, MARY ALEXANDRA & | 10605 OLD HAMMOCK WAY | WELLINGTON FL 33414 |
| 504127390270 | HARRINGTON, SCOTT & | 4618 SW 75 WAY | DAVIE FL 33314 |
| 504127320160 | HASAN, RAMSEY & RHONDA MONTOYA | 7435 SW 43 CT | DAVIE FL 33314 |
| 504133290070 | HERNANDEZ, ISRAEL 1/2 INT EA | 7723 N SOUTHWOOD CIR | DAVIE FL 33328 |
| 504133290320 | HURTADO, SHEILA L | 7661 S SOUTHWOOD CIR | DAVIE FL 33328 |
| 504128240260 | ILLES, MICHAEL | 4301 SW 78TH DR | DAVIE FL 33328-3127 |

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| 504127140090 | JAMES,FREDERICK | 4741 SW 74 TER | DAVIE FL 33314-4129 |
| 504127290330 | JENKINS,BRAD | 4642 SW 75 WAY | DAVIE FL 33314 |
| 504133290300 | JOEL, TERRANCE A | 2100 FOREST LAKE FL | MARTINEZ CA 94553 |
| 504128010191 | JOHNSON,JULIAN R | 4400 SW 77TH AVE | DAVIE FL 33328-3109 |
| 504127390420 | K2 PROPERTIES LLC | 5008 NW 119 TER | CORAL SPRINGS FL 33076 |
| 504127140140 | KAITZ,DANIEL & | 4740 SW 74 TER | DAVIE FL 33314-4130 |
| 504127390020 | KAUFMAN GARY & | 10707 SW 51 ST | DAVIE FL 33328 |
| 504127390060 | KHOURY,HOWAYDA & SAMER A | 4754 HIBBS GROVE TER | COOPER CITY FL 33330 |
| 504127390070 | KNIES,TODD J & ADRIANA | 11500 NW 8 ST | PLANTATION FL 33325 |
| 504127290400 | LAING,CAROLYN & | 7440 SW 75 WAY | DAVIE FL 33328 |
| 504133290090 | LAPAGLIA,ERMEY & MORENA A | 7663 N SOUTHWOOD CIR | DAVIE FL 33328 |
| 504127290150 | LASTRIN INVESTMENTS INC | 3778 BENEVA OAKS BLVD | SARASOTA FL 34238 |
| 504133010048 | LAWSON,CHRISTOPHER | 130 S BEL AIRE DR | PLANTATION FL 33317 |
| 504133010044 | LAWSON,CHRISTOPHER J & DEBRA J & | 130 S BEL AIRE DR | PLANTATION FL 33317 |
| 504128010171 | LONG,DAVID F & KATHY L | 4391 SW 77TH AVE | DAVIE FL 33328-3113 |
| 504133010045 | LOPEZ,WILLIAM | 4700 SW 78 AVE | DAVIE FL 33328-3827 |
| 504133290180 | LORENTE,JAVIER A 1/2 INT | 7752 N SOUTHWOOD CIR | DAVIE FL 33328 |
| 504127320150 | LICCIA,ANTHONY M & VICKY | 4340 SW 74 WAY | DAVIE FL 33314-3021 |
| 504127140030 | LYDEN,HELEN REV TR | 4641 SW 74 TER | DAVIE FL 33314-4127 |
| 504127140170 | MAAYA,RAMSEY E & MISTY L | 4680 SW 74TH TER | DAVIE FL 33314-4128 |
| 504133010046 | MAC DONALD,SETH & ANDREA | 200 BAYBERRY DR | PLANTATION FL 33317 |
| 504133290030 | MAITSE,HARRY CASPER | 7893 N SOUTHWOOD CIR | DAVIE FL 33328 |
| 504128330011 | MARGOLIS,DAVID TR & RADIN,FREDDA | 141 NW 20 ST SUITE G-122 | BOCA RATON FL 33431-7947 |
| 504134010921 | MARTINEZ,KENNETH J | 5070 SW 76TH AVE | DAVIE FL 33328-4602 |
| 504128240040 | MARTINEZ,DOLORES | 7776 SW 43 CT | DAVIE FL 33328-3121 |
| 504127390220 | MARTINEZ,LUIS R | 4654 SW 75 WAY | DAVIE FL 33314 |
| 504127390340 | MASSRE,MORRIS & | 2222 NW 129 AVE | PEMBROKE PINES FL 33028 |
| 504127320080 | MASTRODICASA,BRUNO & DELIA | 7460 SW 43RD CT | DAVIE FL 33314-3022 |
| 504127010810 | MC HUGH,JOSEPH M | 7550 GRIFIN RD | DAVIE FL 33314-4138 |
| 504133290150 | MC MULLEN,DONNA | 7862 N SOUTHWOOD CIR | DAVIE FL 33328 |
| 504127390040 | MCCARTHY,TIM | 4609 SW 75 WAY | DAVIE FL 33314 |
| 504133290200 | MCSHANE,SCOTT | 7692 N SOUTHWOOD CIR | DAVIE FL 33328 |
| 504127390120 | MEJIA,JUAN | 4633 SW 75 WAY | DAVIE FL 33314 |
| 504127020040 | MIZE,ROBIN | 4341 SW 74 AVE | DAVIE FL 33314-3043 |
| 504127370010 | MOBIL OIL CORP | PO BOX 4973 | HOUSTON TX 77210 |
| 504127320200 | MOORE,JOSEPH JAY III & KATHERINE | 4425 SW 74TH TER | DAVIE FL 33314-3047 |
| 504128240010 | MORALES,CARLOS & MIRNA | 4332 SW 78 DR | DAVIE FL 33314 |
| 504128010193 | MORANO,ELAINE & | 4351 SW 77 AVE | DAVIE FL 33328 |
| 504127390011 | MORGENSTEIN,VADIM & IRINA | 10885 LA SALINAS CIR | BOCA RATON FL 33314 |
| 504133290260 | MUNOZ,PORTRIO D 1/2 INT | 7861 S SOUTHWOOD CIR | DAVIE FL 33328 |
| 504128240270 | MURRAY,JAMES A | 4311 SW 78 DR | DAVIE FL 33328-3127 |
| 504133290010 | NABIZADEH,ARASTOOT & ZAHRA P | 13930 MANDRIN OAKS | JACKSONVILLE FL 32223 |

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| 504127010770 | NAPOLITANO,ANGELO TR | 1521 N W 165 ST | MIAMI FL 33169-5642 |
| 504127010780 | NAPOLITANO,ANGELO TR | 1521 N W 165 ST | MIAMI FL 33169-5642 |
| 504127010800 | NAPOLITANO,ANGELO TR | 1521 N W 165 ST | MIAMI FL 33169-5642 |
| 504133010142 | NAUGLES NURSERY INC | 5001 SW 82ND AVE | DAVIE FL 33328-4414 |
| 504133010041 | NEILSON D M & MARY M | 2819 LORCOM LN | ARLINGTON VA 22207-4943 |
| 504127390090 | NEILSON GLADYS | 4645 SW 75 WAY | DAVIE FL 33314 |
| 504133080940 | NIJEDA,EILEEN | 4930 S UNIVERSITY DR | DAVIE FL 33328 |
| 504127140040 | OLEARY,SPTZER,MARY 1/2 INT EA | 4651 SW 74 TER | DAVIE FL 33314-4127 |
| 504128010172 | OSCEOLA,JOE DAN & VIRGINIA | 4431 SW 77 AVE | DAVIE FL 33328-3108 |
| 504133290130 | OWEN,DEVON M 1/2 INT EA | 7922 N SOUTHWOOD CIR | DAVIE FL 33328 |
| 504127290260 | OWEN,LINDA | 4670 SW 75 WAY | DAVIE FL 33314 |
| 504127320040 | PACIARULO,JOSEPH J TR | 4320 SW 74 TER | DAVIE FL 33314 |
| 504127140080 | PALM,RONALD | 4721 SW 74 TER | DAVIE FL 33314-4129 |
| 504133290240 | PARKER,ANDREW A | 7921 S SOUTHWOOD CIR | DAVIE FL 33328 |
| 504127140180 | PARRAS,CANGA & DEORANIE | 4660 SW 74 TER | DAVIE FL 33314-4128 |
| 504127010791 | PEARSON,DELORIS LEE TR | 7410 GULFEN RD | DAVIE FL 33314-4136 |
| 504133010042 | PELICAN SHOPS AT DAVIE LLC | 7600 RED ROAD #300 | MIAMI FL 33143 |
| 504133010043 | PELICAN SHOPS AT DAVIE LLC | 7600 RED ROAD #300 | MIAMI FL 33143 |
| 504133080960 | PEREZ,JOSE R | 4934 S UNIVERSITY DR | DAVIE FL 33328 |
| 504127010811 | PLYMOUTH PARK TAX SERV LLC | PO BOX 2288 | MORRISTOWN NJ 07962-2288 |
| 504133290500 | POINCANA S SOUTHWOOD INC | 2421 SW 127 AVE | DAVIE FL 33325 |
| 504133010010 | POY-WING,CELINA | 4841 SW 76TH AVE | DAVIE FL 33328-3805 |
| 504133010020 | POY-WING,CELINA REV TR | 4821 SW 76TH AVE | DAVIE FL 33328-3805 |
| 504127140160 | QUEVEDO,HECTOR JR & | 4700 SW 74 TER | DAVIE FL 33314 |
| 504133290011 | RACUSA,SALVATORE & | 7953 N SOUTHWOOD CIR | DAVIE FL 33328 |
| 504128240290 | RAMIREZ,NANCY STELLA | 4331 SW 78 DR | DAVIE FL 33314 |
| 504133080990 | REED,HI | 4940 S UNIVERSITY DR | DAVIE FL 33328-3824 |
| 504127390030 | REGAL,CATHERINE & | 4613 SW 75 WAY | DAVIE FL 33314 |
| 504127020020 | RODERMICK,WILLIAM P & GLENDA L | 4491 SW 74TH AVE | DAVIE FL 33314-3026 |
| 504127140110 | ROGERS,RALPH L & MICHELLE K | 4781 SW 74 TER | DAVIE FL 33314-4129 |
| 504128010369 | ROSS,RICHARD & | 4690 SW 78 AVE | DAVIE FL 33314 |
| 504127010814 | SACCULLO,JAMES & LENORE | 4611 S UNIVERSITY DR PMB 443 | DAVIE FL 33328 |
| 504133080100 | SADDLE UP TOWNHOMES ASSN INC | 11077 BISCAYNE BLVD PH SUITE | MIAMI FL 33161 |
| 504133080010 | SADDLE UP TOWNHOMES ASSN INC | 11077 BISCAYNE BLVD PH SUITE | MIAMI FL 33161 |
| 504133010151 | SAFLINEZAMODEEN | 5100 SW 76 AVE | DAVIE FL 33328-4604 |
| 504128240020 | SALINAS,HILDA & | 4322 SW 78TH DR | DAVIE FL 33328-3112 |
| 504128240280 | SANCHEZ,AIDA I | 4321 SW 78 DR | DAVIE FL 33328-3127 |
| 504127390360 | SANCHEZ,DOMINGO | 7424 WILLOW GROVE PL | DAVIE FL 33314 |
| 504134010930 | SCHICK,MARIE PENELOPE REV LIV TR | 4901 SW 73 AVE | DAVIE FL 33314 |
| 504127390380 | SCHMIDT,CARLOS G & | 19347 S WHITEWATER AVE | WESTON FL 33332 |
| 504128010361 | SCOTT,CHRISTOPHER H | 4640 SW 76TH AVE | DAVIE FL 33328-3825 |
| 504133010040 | SIMS,STEPHEN C & BARBARA H | 1681 NW 99TH AVE | PORT LAUDERDALE FL 33322-4253 |

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| 504133010049 | SIMS,STEPHEN CHARLES & BARBARA | 4721 SW 78TH AVE | DAVIE FL 33328-3815 |
| 504134010923 | SKYDELL,JEFFREY & | 5060 SW 76TH AVE | DAVIE FL 33328-4602 |
| 504127390110 | SKYDELL,JEFFREY B & | 5060 SW 76 AVE | DAVIE FL 33328 |
| 504127140060 | SMITH,PAUL & ZELMA LE | 4691 SW 74TH TER | DAVIE FL 33314-4127 |
| 504127020250 | SNYDER,BETH LYNN | 4410 SW 74 AVE | DAVIE FL 33314-3027 |
| 504128010213 | SNYDER,WILLIAM A & CHLOE K | 7931 ORANGE DR | DAVIE FL 33328-3011 |
| 504127140120 | SORCE,JONATHAN & SALVATRICE S | 4780 SW 74 TER | DAVIE FL 33314-4130 |
| 504127140210 | SPEICE,ROBERT R JR | 4641 SW 74 TER | DAVIE FL 33314-4132 |
| 504127140010 | SPEICE,ROBERT R JR | 4641 SW 74 TER | DAVIE FL 33314 |
| 504133010030 | SPIVAK,MERILL M & PHYLLIS | 4975 SW 76 AVE | DAVIE FL 33328-3807 |
| 504127010813 | STATE OF FLORIDA DOT | 3400 W COMMERCIAL BLVD | FL LAUDERDALE FL 33309-3421 |
| 504128010366 | STATE OF FLORIDA DOT | 3400 W COMMERCIAL BLVD | FL LAUDERDALE FL 33309-3421 |
| 504133290060 | SUAREZ,GEORGE E & ANNE E | 7753 N SOUTHWOOD CIR | DAVIE FL 33328 |
| 504133290120 | SUSI,CANDEE C I/2 INT EA | 7952 N SOUTHWOOD CIR | DAVIE FL 33328 |
| 504128300010 | SUTTON,ELLIOTT & SUTTON,IRVING | PO BOX 4900 | SCOTSDALE AZ 85261-4900 |
| 504127390200 | TAFUR,JAVER M & | 4657 SW 75 WAY | DAVIE FL 33314 |
| 504133290050 | TACHIKHANI,MAJID I/2 INT EA | 7833 N SOUTHWOOD CIR | DAVIE FL 33328 |
| 504127390250 | THE ASHLEY GROUP LLC | 10051 NW 3 ST | DAVIE FL 33324 |
| 504128010350 | THE PRUDENTIAL INSURANCE | 2 RAVINIA DR STE 1400 | ATLANTA GA 30346 |
| 504128010353 | THE PRUDENTIAL INSURANCE | 2 RAVINIA DR STE 1400 | ATLANTA GA 30346 |
| 504128010354 | THE PRUDENTIAL INSURANCE | 2 RAVINIA DR STE 1400 | ATLANTA GA 30346 |
| 504127140130 | THEODOCIOUS,SUSAN | 4760 SW 74 TER | DAVIE FL 33314-4130 |
| 504133290160 | THORPE,RICKY V | 7832 N SOUTHWOOD CIR | DAVIE FL 33328 |
| 504127020021 | TOWN OF DAVIE | 6591 SW 45 ST | DAVIE FL 33314-3348 |
| 504133010047 | TOWN OF DAVIE | 6591 ORANGE DR | DAVIE FL 33314 |
| 504127320120 | VARELA,MARDIN & | 4401 SW 74 WAY | DAVIE FL 33314-3048 |
| 504128010180 | VAREK,MICHAEL J & REBECCA L | 4401 SW 77 AVE | DAVIE FL 33328-2108 |
| 504127320030 | VILARINO,NILDA & | 4340 SW 74 TER | DAVIE FL 33314-3000 |
| 504127020012 | VONGUNTEN,RICHARD & MALA | 7415-7417 ORANGE DR | DAVIE FL 33314 |
| 504127020010 | WALDROGE,SIDNEY | 7401 ORANGE DR | DAVIE FL 33314-3017 |
| 504127140150 | WALKE,WILLIAM & JENNIFER | 4720 SW 74 TER | DAVIE FL 33314-4130 |
| 504127390320 | WARREN,WILLIAM BRIAN LIV TR | 2114 CLUB VISTA PLACE | LOUISVILLE KY 40245 |
| 504127390210 | WATKINS,JOHN & ROBIN | 4650 SW 75 WAY | DAVIE FL 33314 |
| 504128010367 | WEBB NURSERY INC | 4640 SW 78TH AVE | DAVIE FL 33328-3825 |
| 504128010368 | WEBB NURSERY INC | 4640 SW 78TH AVE | DAVIE FL 33328-3825 |
| 504127390010 | WILLOW GROVE H O A | 825 CORAL RIDGE DR | CORAL SPRINGS FL 33071 |
| 504127320090 | WOLFSON,EILEEN | 4301 SW 74 WAY | DAVIE FL 33314-3018 |
| 504127020030 | WYNAN,ROBERT E | 4401 SW 74 AVE | DAVIE FL 33314 |
| 504127390240 | YEE,LINDA CHIN | 4662 SW 75 WAY | DAVIE FL 33314 |
| 504133290040 | ZELL,STEPHANIE ANN | 7863 N SOUTHWOOD CIR | DAVIE FL 33328 |

Exhibit 4 (Public Participation Notices)



Julian Bryan & Associates, Inc.
Land Development Consultants

MEETING NOTICE

504127390010

CENTERLINE HOMES AT DAVIE LLC

825 CORAL RIDGE DR

CORAL SPRINGS FL 33071

October 5, 2005

Re: Citizen Participation Plan Meeting for Centerline Homes
Project Number: MSP 9-2-05, ZB 9-1-05, P 9-1-05, VA 9-1-05

Dear Neighbor:

This letter is to invite you to a citizen participation meeting relating to a new multiple-use development being proposed by Centerline Homes generally located on the south side of Griffin Road between University Drive and Davie Road. As proposed, the multiple-use development would consist of 109 townhouse units and 10,200 square feet of commercial use on 16.19 acres. Centerline has submitted the following applications to the Town in association with the proposed development: master site plan (MSP 9-2-05), allocation of flex/reserve units (ZB 9-1-05), plat (P 9-1-05) and vacation (VA 9-1-05).

The Town of Davie requires the petitioner for site plan applications to hold two (2) citizen participation meetings and send notice to all property owners within 1,000 feet of the subject site prior to receiving staff comments at the Development Review Committee meeting. As such, Centerline has scheduled the following meeting:

First Citizen Participation Meeting:

Date: Oct. 17, 2005

Time: 6:30pm-8:00pm

Location: The Old Davie House, 6650 Griffin Road Davie, FL

\\jba02\c\JBA files\Projects\centerline\Saddle Ridge\Page 1 Meeting Notice for 1st Public Participation Meeting final for 10-17-05 mtg.doc

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Julian Bryan & Associates, Inc.
Land Development Consultants

MEETING NOTICE

504127390010

CENTERLINE HOMES AT DAVIE LLC
825 CORAL RIDGE DR
CORAL SPRINGS FL 33071

October 20, 2005

Re: Citizen Participation Plan Meeting #2 for Centerline Homes
Project Number: MSP 9-2-05, ZB 9-1-05, P 9-1-05, VA 9-1-05

Dear Neighbor:

This letter is to invite you to a second citizen participation meeting relating to a new multiple-use development being proposed by Centerline Homes generally located on the south side of Griffin Road between S.W. 76th Avenue and S.W. 78th Avenue. As proposed, the multiple-use development would consist of 109 townhouse units and 10,200 square feet of commercial use on 16.19 acres. Centerline has submitted the following applications to the Town in association with the proposed development: master site plan (MSP 9-2-05), allocation of flex/reserve units (ZB 9-1-05), plat (P 9-1-05) and vacation (VA 9-1-05).

The Town of Davie requires the petitioner for site plan applications to hold two (2) citizen participation meetings and send notice to all property owners within 1,000 feet of the subject site prior to receiving staff comments at the Development Review Committee meeting. As such, Centerline has scheduled the following meeting:

Second Citizen Participation Meeting:

Date: Nov. 15, 2005
Time: 6:30pm-8:00pm
Location: Town Hall
6591 Orange Drive, Davie FL 33314

\\jba02\c\JBA files\Projects\centerline\Saddle Ridge\Page 1 Meeting Notice for 1st Public Participation Meeting final for 10-17-05 mtg.doc

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Exhibit 5 (Public Participation Sign-In Sheet)

SIGN IN SHEET

PUBLIC PARTICIPATION MEETING I

[October 17, 2005]

| <u>Name</u> | <u>Address</u> | <u>Phone No.</u> |
|-------------------------|------------------|------------------|
| Deloris Pearson | 7410 Griffin Rd. | (954)583-1893 |
| Laura Pearson | 7410 Griffin Rd. | (954)583-1893 |
| Susan Theodosiou | 4760 SW 74 Terr. | (954)540-2690 |
| Valerie Bamford | 4701 SW 74 Terr. | (954)605-8242 |
| Jamie & Lenore Saccullo | 4800 SW 76 Ave. | (954)252-1433 |
| Joseph Cosner | 4951 SW 77 Ave. | (954)475-1567 |
| Helen Lyden | 4641 SW 74 Terr. | (954)587-1116 |
| Robert Spiece | 4610 SW 74 Terr. | (954)881-0782 |
| Mayor Tom Truex | 4740 SW 72 Ave. | (954)792-6800 |

SIGN IN SHEET

PUBLIC PARTICIPATION MEETING II

[November 15, 2005]

| <u>Name</u> | <u>Address</u> | <u>Phone No.</u> |
|-------------------------|------------------|------------------|
| Laura Pearson | 7410 Griffin Rd. | (954)583-1893 |
| Susan Theodosiou | 4760 SW 74 Terr. | (954)540-2690 |
| Valerie Bamford | 4701 SW 74 Terr. | (954)605-8242 |
| Jamie & Lenore Saccullo | 4800 SW 76 Ave. | (954)252-1433 |

Exhibit 6 (*Public Participation Summaries*)

SUMMARY OF DISCUSSION

PUBLIC PARTICIPATION MEETING I

[October 17, 2005]

1. Introduction by Nick Gluckman of Centerline Homes

a) Explanation of Centerline Homes

- Involved and interested developer.
- Stays in touch with the community throughout the development process from acquisitions through entitlements, construction and turnover.
- Development single-family, multi-family and commercial communities statewide.

b) Entitled and constructed Willow Grove to the east

c) Intent on working with staff to enhance development of the Griffin Road Corridor

2. Presentation of Site Plan by Julian Bryan

a) General Description of Property

- Project will be known as "Saddle Bridge"
- Located on the south side of Griffin Road between S.W. 76th Avenue and S.W. 78th Avenue.
- Site is approximately 16 acres

b) Site Design

- Planned for 109 townhouse units and 10,000 square feet of commercial along Griffin Road
- Primary access on Griffin Road (shared with commercial plan proposed for the corner of Griffin Road and S.W. 78th Avenue)
- Four additional secondary access points on S.W. 76th Avenue and S.W. 78th Avenue.
- Designed to keep pedestrian and vehicular activity interior to the site with minimal impact on surrounding neighborhood.
- Resident parking in garages and on driveway along perimeter of site with parallel guest parking spaces on internal drives.
- Lake provided as scenic open space along Griffin Road
- Recreation amenities centralized on site in an effort to minimize impacts on surrounding neighborhood.

- Landscape buffer along Griffin Road in accordance with Griffin Road Corridor regulations.

c) Product

- Building layout designed to promote courtyards for community interaction.
- Provide a “front yard feel” for residents of Saddle Bridge.
- 99 townhomes with garage
- 10 townhomes located above commercial/retail (no garages)
- Two and Three Story Townhouse units

3. Questions, Comments and Discussion

Q: What does the rear/garage elevation facing 76th and 78th look like?

A: Centerline will provide a color rendering of the rear elevation at the second public participation meeting.

Q: What is the height and density of the landscape buffer on 76th and 78th?

A: Complete design of these buffers has yet to be determined. The buffers will, at a minimum, comply with the Town Code and Griffin Corridor regulations.

Q: What type of retail uses are anticipated for the retail building?

A: The uses have yet to be determined, but will be limited to whatever is permitted in the zoning district by the Town Code.

Q: Is a right turn lane required off Griffin into the site?

A: Yes.

Q: Coming from the east, can you make a left from Griffin into the site?

A: No. You will have to make a U-Turn at University Drive.

Q: What properties encompass the site?

A: Webb Nursery, Alamo Petroleum and Ostrander.

Q: Do we really need so many access points along 76th and 78th?

A: The access was included through several meetings with Town staff. We will talk with staff about eliminating some of the access points if possible.

Q: Will 76th be widened during the development process (the neighbors did not want to see 76th widened)?

A: We do not have any plans for widening 76th, but will likely be required to realign 76th at the Griffin Rd. intersection.

Q: How can we minimize traffic on 76th?

A: We will work with staff regarding eliminating some of the access to the site from 76th.

Comment: Some of the residents did not see the sense in connecting to 76th and 78th. In their opinion, there was nowhere for the residents to go other than back to Griffin Road.

Q: Can we remove all access on 76th? At a minimum, can we have only once access point used solely for either ingress or egress, but not both?

A: We will talk with staff and have some answer prior to the second meeting.

Comment: 109 townhomes will have a minimal impact on traffic in the area. At most, it will only impact the area during AM and PM peak hours.

Q: What improvements will be made to 76th Avenue?

A: At a minimum, we will be realigning 76th at the Griffin Rd. intersection. The Town engineer may require additional improvements.

Q: Is it better to leave 76th Avenue unimproved in order to calm traffic?

A: We will work with the Town Engineer to determine what improvements make the most sense.

Q: Please explain the guest parking layout for the site?

A: There will be parallel parking for guests located on the interior drives. Sidewalks for pedestrian circulation are located throughout the site. Overflow parking at the commercial building.

Q: Can guests park along 76th or 78th?

A: No.

Q: Do we have a rear elevation showing the garage view?

A: We will bring a colored rendering to the second meeting.

Q: Can we make the southeast corner units 2-stories?

A: The landscaping located along this portion of the site should be more than sufficient to shield the impacts of the units.

Q: How bright will lighting be for the site (Willow Grove is too bright)?

A: We will look at Willow Grove and make improvements to the existing lighting. Lighting for this site will comply with the Town Code. We will certainly consider shading the lights and enhancing landscaping in order to minimize lighting impacts.

Q: Why is there only 10,000 SF of commercial?

A: We will look into including additional commercial along Griffin Road.

Q: What is the starting price range for these units?

A: Starting in the low to mid \$300K

Q: What is the size ranges for these units?

A: 1100 SF to 1800 SF

Comment: There are fewer residents living on 78th, so additional access points make sense on this street.

Q: Will the architectural style of our buildings match the commercial site on the corner of 78th and Griffin Rd.?

A: We will work with Town staff to coordinate the architectural style of the building between the commercial site on the corner and the adjacent Willow Grove project.

Q: Are we willing to install crosswalks at the intersections of 74th, 76th and 78th?

A: We would certainly entertain making these improvements if it was the Town's desire.

Q: What type of landscape buffer will be installed along 76th?

A: We have yet to determine the full scope of this buffer. We will work with neighbors and staff to come up with a suitable compromise.

Q: Is 76th Avenue a Scenic Corridor?

A: We will research this issue and provide an answer at the second meeting.

Q: What impact will the access on 76th have on the local equestrians?

A: We do not believe the increased traffic will impact the manner in which 76th is currently utilized.

SUMMARY OF DISCUSSION

PUBLIC PARTICIPATION MEETING II

[November 15, 2005]

1. Introduction by Nick Gluckman
2. Presentation of Site Plan by Julian Bryan
3. Site Plan Discussion
 - a) Changing Product to a similar product as Willow Grove
 - b) Lost 10 units above commercial building
 - c) Revising corner parcel to create park amenity – per staffs request
 - d) Added approx. 10,000 S.F. Commercial
 - e) Increase buffer between S.W. 76th Avenue and townhomes
 - f) Changing all internal roads to 2-way
 - g) Issue of Access to S.W. 76th Avenue
 - Centerline represented to those residents in attendance that we would be willing to give up the southernmost access point, but Town staff is still reviewing the plan.
 - Discussed use of northernmost access as ingress only versus egress only.
 - The residents in attendance were opposed to any access on 76th.
 - Valerie was concerned about the car light shining over at her house on 74th Terrace if the southern entrance was utilized.
4. The residents that live on S.W. 74th Avenue like the landscape additions made adjacent to Willow Grove.

Exhibit 7 (Public Participation Report)

September 20, 2006

David Abramson
Town of Davie
6591 Orange Drive
Davie, FL 33314

**Re: Citizen Participation Plan for Saddle Bridge
Project Nos. MSP 9-2-05 / ZB 9-1-05**

Dear David:

Please be advised that, as required by the Town of Davie Land Development Code, Chapter 12, Division 7, Centerline Homes has advertised and notified all the property owners surrounding the subject property within 1,000 feet inviting them to the following Public Participation Meetings for this project:

First Citizen Participation Meeting:

Date: Monday, October 17, 2005

Time: 6:30pm-8:00pm

Location: The Old Davie School House, 6650 Griffin Road, Davie, FL

Second Citizen Participation Meeting:

Date: Tuesday, November 15, 2005

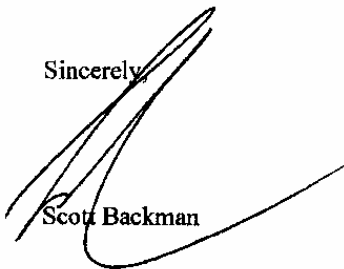
Time: 6:30pm-8:00pm

Location: Davie Town Hall Community Room, 6591 Orange Drive, Davie, FL

The main focus of the public attending these meetings centered on access to the site from S.W. 76th Avenue and traffic calming measures for S.W. 76th Avenue. Other topics of discussion included landscape buffers, building elevations and proposed commercial uses. Please see the attached summary reports for a detailed summary of the discussions held at each of the foregoing meetings.

We hope the above information provides some useful insight as to the public response to this project. If you have any questions or require additional information, please do not hesitate to contact me at your convenience.

Sincerely,



Scott Backman

825 Coral Ridge Drive, Coral Springs, Florida 33071 T 954-344-8040 F 954-344-4176

CENTERLINE
HOMES
www.centerlinehomes.com

Exhibit 8 (Future Land Use Map)

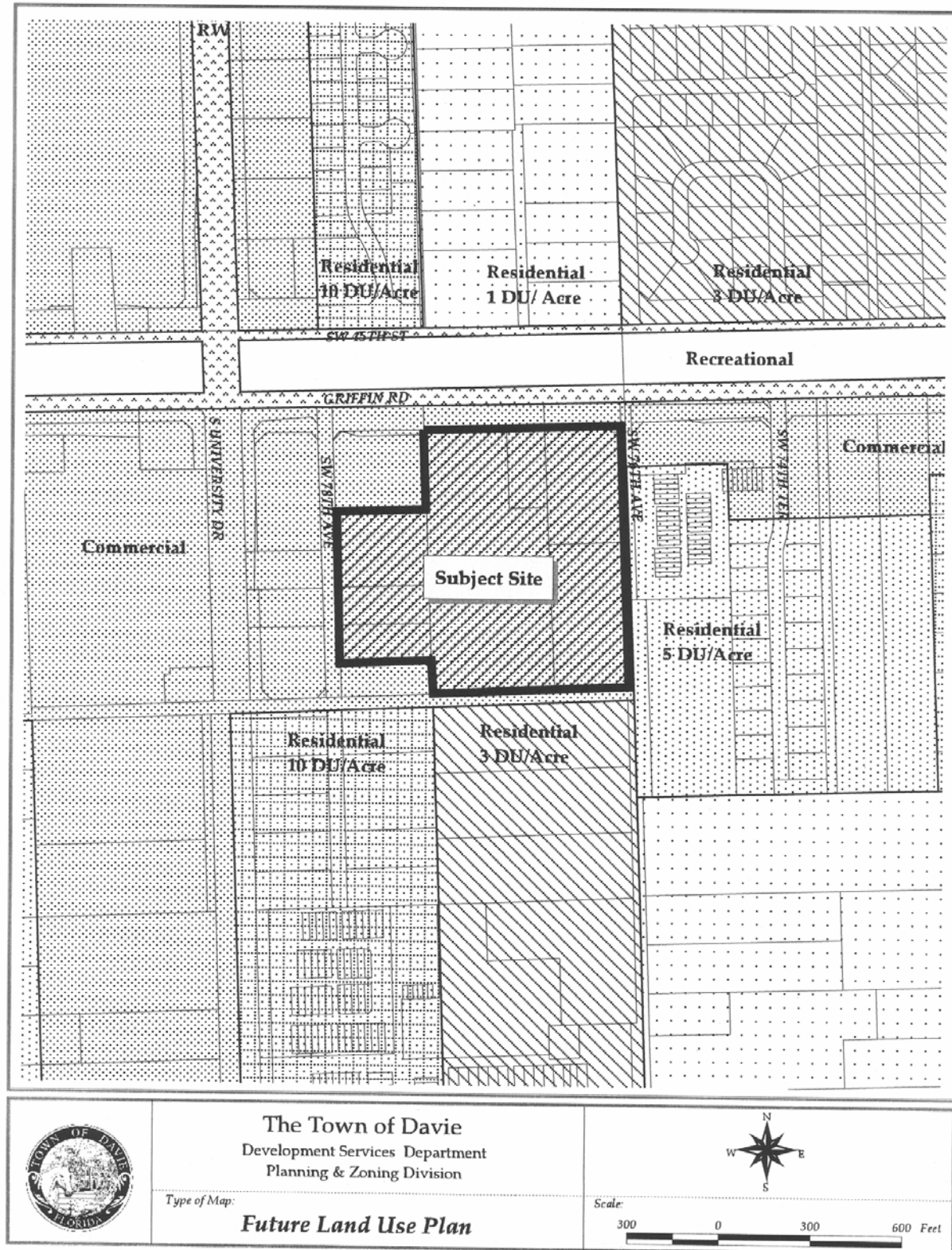


Exhibit 9 (Aerial, Zoning, and Subject Site Map)

